

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Amherst Consortium**

State: **NY**

PJ's Total HOME Allocation Received: **\$17,616,068**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	28		
% of Funds Committed	94.69 %	96.67 %	15	95.51 %	47	42	
% of Funds Disbursed	92.07 %	84.39 %	10	87.58 %	73	70	
Leveraging Ratio for Rental Activities	17.97	2.5	0	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	74.45 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	95.31 %	72.55 %	3	71.17 %	93	93	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	80.49 %	1	81.54 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	49.28 %	28	45.68 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.21 %	1	96.19 %	100	100	
Overall Ranking:			In State:	6 / 28	Nationally:	60 61	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,375	\$54,391		\$27,510	24 Units	2.10 %	
Homebuyer Unit	\$19,799	\$15,906		\$15,239	576 Units	50.00 %	
Homeowner-Rehab Unit	\$15,843	\$12,068		\$20,932	551 Units	47.90 %	
TBRA Unit	\$0	\$6,070		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Amherst Consortium NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$177,814	\$75,177	\$18,808
State:*	\$116,975	\$99,505	\$16,845
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	33.3	83.0	94.2	0.0
Black/African American:	62.5	11.7	4.2	0.0
Asian:	0.0	0.4	0.7	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.5	0.0	0.0
Black/African American and White:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.2	0.0
Asian/Pacific Islander:	0.0	0.7	0.2	0.0

ETHNICITY:

Hispanic	4.2	2.1	0.5	0.0
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HOUSEHOLD SIZE:

1 Person:	66.7	25.9	49.4	0.0
2 Persons:	20.8	19.4	22.1	0.0
3 Persons:	8.3	20.8	11.1	0.0
4 Persons:	4.2	22.4	9.3	0.0
5 Persons:	0.0	7.2	4.7	0.0
6 Persons:	0.0	1.6	2.7	0.0
7 Persons:	0.0	1.4	0.5	0.0
8 or more Persons:	0.0	0.4	0.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	79.2	27.1	18.9	0.0
Elderly:	0.0	1.4	40.7	0.0
Related/Single Parent:	20.8	34.0	17.6	0.0
Related/Two Parent:	0.0	34.9	20.7	0.0
Other:	0.0	1.8	2.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	29.2	0.4 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	70.8	

of Section 504 Compliant Units / Completed Units Since 2001 27

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Amherst Consortium

State: NY

Group Rank: 60
 (Percentile)

State Rank: 6 / 28 PJs

Overall Rank: 61
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	95.31	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

